

Goodman Buildings
202 West 13th Street
Austin
Travis County
Texas

HABS No. TX-3263

HABS,
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227-AUST,
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PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
GOODMAN BUILDING

HABS NO. TX-3263

Location: 202 West 13th Street, northwest corner of Colorado Street, Austin, Travis County, Texas.

USGS Austin East Quadrangle, Universal Transverse Mercator Coordinates: 14.621020.3349810.

Present Owner: Dr. Henry L. Hilgartner
2808 Bowman Avenue, Austin, Texas

Present Occupant: Dr. Henry L. Hilgartner
Blue Cross-Blue Shield of Texas

Present Use: Offices.

Significance: The Goodman Building (now known as the Hilgartner Building) is an example of late nineteenth-century commercial architecture in Austin. Built between 1887 and 1893, it is situated directly west of the Texas State Capitol grounds, a location which promoted its early success as a grocery store and saloon.

PART I: HISTORICAL INFORMATION:

A. Physical History:

1. Date of erection: Between 1887 and 1893. The Goodman Building does not appear on the 1891 view of Austin (which was a reprint of the 1887 Koch map of Austin), but the structure did exist by the 1893-94 city directory when the grocery store of Joseph Goodman was listed at the northwest corner of West 13th Street and Colorado Street.
2. Architect: unknown.
3. Original and subsequent owners: The following is an incomplete chain of title to the land on which the structure stands. Reference is to the Clerk's Office of the County of Travis, Texas.

1887 Deed May 28, 1887, recorded May 28, 1887,
Volume 74, pages 602-605.
Mary A. Eisenach and husband
to
Joseph Goodman.
Conveyed lots 2 and 3 each measuring 42'-8" x 128' "together with all and singular the rights members improvements hereditaments and appurtenances."

1930 Will written May 25, 1921, filed March 24, 1930.
Joseph Goodman
to
Children.

- 1937 Deed May 6, 1937, recorded May 11, 1937, Volume 564, pages 265-267.
Nannie Goodman et al.
to
E. G. Kingsbery
Conveyed all of lot 3 and the east 29.24' of lot 2.
- 1937 Deed May 10, 1937, recorded May 11, 1937,
Volume 559, pages 483-484.
E. G. Kingsbery and wife
to
Eddie Schatz.
Conveyed one-half undivided interest in lot 3 and east 29.24' of lot 2.
- 1939 Deed August 17, 1939, recorded August 24, 1939,
Volume 622, pages 607, 608.
E. G. Kingsbery and wife Ora Nell and Eddie Schatz
to
Henry L. Hilgartner, Jr.

4. Alterations and additions:

Historic photographs of the Goodman Building indicate that the exterior of the structure has been changed very little since construction. At some time, crenellations at the roofline were built up into an unornamented parapet. When Dr. Hilgartner acquired the building in 1939, he replaced the roof and porch.

A concrete sidewalk replaced one of asphalt. All but three of the double doors which extended across the front of the first floor were converted into windows. On the first floor of the east side, three small windows were lengthened and the flanking doors were changed to windows.

In 1939, the first floor interior consisted of a large room which had served as the Goodman grocery store. This was partitioned into small office and waiting room areas. Prior to 1939, the second floor had been divided into four apartments; in 1939, the space was first rearranged to accommodate five apartments and then adapted for office space.

The architect for the 1939 remodeling was Jessen, Jessen, Millhouse and Grieben, and the contractor was Arnold L. Eklund.

B. Historical Events and Persons Connected with the Structure:

Joseph Goodman operated a successful grocery business at the corner of West 13th and Colorado Streets from 1893 to 1924. Prior to his acquisition of the property in 1887, lots 2 and 3 of block 158 belonged to numerous individuals.

The State of Texas first granted the land to George Thomas Howard, well-known Indian fighter and Texas military leader, who was appointed by the Department of the Interior as Superintendent of the Texas Indian agents in the early 1850s.

Although the construction date of the first building on lots 2 and 3 is unknown, an 1862 deed referring to the "tenements, hereditaments and appurtenances...rents and profits" suggests that some structure predated the Goodman Building.

In 1887, when Goodman purchased the property from John Eisenach, a tailor, the Bird's Eye View of Austin of the same year showed no building at the corner. Goodman's business of "Groceries, provisions, Feed, Beer, Saloon" was listed at the northwest intersection of West 13th and Colorado Streets for the first time in the 1893-1894 Austin city directory. The business was located in the middle of what was then a residential district and only a block from the Capitol grounds. On the second floor was the Bickler Academy, which relocated by the 1897-98 directory.

Upon Goodman's retirement in 1924, the building was rented to various businesses and individuals, prior to its purchase for a doctor's office in 1939.

C. Sources of Information:

1. Old Views:

Bird's Eye View of the City of Austin, Travis County, Texas, 1873, drawn by Augustus Koch.

Austin, State Capital of Texas, drawn by Augustus Koch, 1887.
Partial View of Austin, Texas, circa 1891.

2. Primary and unpublished sources:

Austin City Directories, 1872-73 to present, Austin-Travis County Collection, Austin Public Library.

Travis County Deed Books, Travis County Courthouse, Austin, Texas.

3. Secondary and published sources:

Austin Board of Trade. The Industrial Advantages of Austin, Texas. Austin, Texas: The Akehurst Publishing Co., 1894.

Barkley, Mary Starr. History of Travis County and Austin. Austin, Texas: The Steck Company, 1963.

House File, 202 West 13th Street, Austin-Travis County .
Collection, Austin Public Library.

Texas Historical Survey Committee Marker Files and National Register Files.

Prepared by:
Ellen Beasley
Project Historian
National Park Service
July, 1973

PART II. ARCHITECTURAL INFORMATION:

A. General Statement:

1. Architectural character: Built before 1893 near the newly completed Capitol Building, the lower floor was planned for use as a saloon and grocery store, and the upper rooms were used for a brief period for a private school. Although the interiors have been greatly remodelled, the building still retains much of its nineteenth-century elegance and simplicity.
2. Condition of fabric: The exterior walls of brick masonry are in good condition. Almost all interior partitions were modified or replaced in 1939.

B. Description of Exterior:

1. Overall dimensions: Rectangular plan, 69'-5" across the ten-bay front by 53'-9" deep. There are two stories with a partial basement.
2. Foundations: There is stone to the top of the watertable, a cream limestone quarried locally. Basement walls are 18" wide mortared limestone.
3. Wall construction: Exterior walls are soft buff-colored brick, 13" in thickness; painted white. The cornice above the openings on the first-level front facade is supported by brick piers and is limestone.
4. Structural system, framing: Exterior masonry walls are load-bearing and the interior wall of the stair hall is of brick up to the level of the second floor, framing above. Second-floor wood beams are carried on heavy wood posts spaced at 10' intervals. Wood floor joists, full 2"x12"s spaced 16" on center, span 19' for the second floor. Partition walls are wood studding, or of metal lath and plaster.
5. Porches: On the front (south) there is a two-level porch the length of the building. Supporting columns are thin steel pipes. The lower level has a concrete floor, edged with stone along the street. The second floor and roof are framed with 2"x6"s exposed on the underside.

6. Openings:

- a. Doorways and doors: Front entrance doorway to the stairhall is a 6'x9' opening with a pair of doors, heavily molded, and with a round-headed transom above.

Other front doorways are 5'-6" x 9'-0", with paired doors heavily molded and partially glazed. Rectangular transoms above are 5'-6" x 3'-0". All doorways on the south have sills of pink Texas granite.

- b. Windows and shutters: First-floor windows on front (south) have fixed plate glass and 5'-6" by 3'-0" transoms. Second-floor windows (south) are double-hung, 3'-0" x 8'-8". All sills are of stone. Window heads on the south and east have stone lintels; those on the north have segmental brick arches. First floor windows on the north are barred.

7. Roof:

- a. Shape, covering: The roof has a slight slope (8" in 12') to the rear (north) side. It is covered with a built-up composition. There is skylight structure in the middle of the roof.
- b. Cornice: The cornice on the south (front), east and west elevations features patterned brick with some stone ornamentation. Above the cornice rises a parapet. On the north side, there is no cornice and no parapet, but a gutter with downspouts.

C. Description of Interior:

1. Floor Plans:

- a. A small basement space under the east portion of the building is used for heating and storage.
- b. First floor: Originally planned for use as a grocery store, it was a large open space. Remodelled in 1939, it is now the office of Dr. H. L. Hilgartner, physician.
- c. Second floor: Originally used briefly as school classrooms, it was remodelled for apartments in 1939, and is now used for office space.

2. Stairways: On the west end of the building there are broad, single-run stairs, one from the front door, one from the rear. There are exterior and interior stairs to the basement.

3. Flooring: Basement floor is of concrete. Other floors are of wood, usually carpeted.

4. Wall and ceiling finish: Masonry walls are plastered; most frame walls are now of gypsum board. Ceilings are usually of acoustical tile.
5. Doorways and doors: Typical doors have four vertical panels.
6. Lighting: Fluorescent fixtures throughout.
7. Heating: In the basement there is a gas-fired furnace for central heating. Room units provide air-conditioning.

D. Site:

1. General Setting: The lot, 70'x70', faces south on West Thirteenth Street. The building fills the lot except for a 15' strip in the rear.
2. Outbuildings: There is an open carport on the northwest corner of the lot.

Prepared by:
Melvin M. Rotsch, Architect
Texas A. & M. University
Project Supervisor
National Park Service
June, 1973

III. PROJECT INFORMATION

This project was jointly sponsored by the National Park Service and the Texas Parks and Wildlife Department. Recorded under the direction of John Poppeliers, Chief of HABS, the project was completed during the summer of 1973 at the HABS field office at the University of Texas, Austin. Project supervisor was Melvin M. Rotsch (architect, Texas A & M University); project historian was Ellen Beasley; student architects were J. Tucker Bishop (University of Texas), Stephen J. Farneth (Carnegie-Mellon University), Robert D. Ferland (Cornell University), Carl J. Frenning (University of Pennsylvania), Richard W. Schreiber (Boston Architectural Center), and David J. Yturradle (University of Texas). Photographs were taken in 1974 by Roy Pledger.